



RESIDENCIAL
SENSE
CANCÚN

A SECURE INVESTMENT FOR YOU...

WWW.RESIDENCIALSENSECANUNC.COM



RESIDENCIAL
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INTRODUCTION

Residencial Sense is a development that redefines living in Cancún through a strategic location, modern design, and exclusive amenities that integrate comfort and lifestyle to deliver a truly superior experience. With a solid financial model and an 75% construction progress, Sense represents an exceptional home and a secure investment in one of the most important destinations in the country.



GRUPO LÍDER EN CONSTRUCCIÓN

WHO WE ARE

We are a company made up of professionals and administrative staff with extensive experience in the construction industry. We specialize in covering 100% of our clients' needs by offering comprehensive solutions with the highest level of professionalism.

We use new technologies, advanced equipment and state-of-the-art machinery to ensure quality and efficiency in each of our projects.

OUR DEVELOPMENTS

Vitta Acacias
6 Departments
Calle 3 Mo. 9, Acacias,
Benito Juárez, CDMX

Forests 263
7 Departments
Av. de los Bosques 263,
Tecamachalco,
Naucalpan, MEX

Lions 27
13 Departments
Fuente de Leones 57,
Tecamachalco,
Naucalpan, MEX

SENSE Residential Cancun
72 Departments
Querétaro Mz, 5 Lt. 4-01
SM 307, Benito Juárez,
Quintana Roo.

Lions 57
9 Departments
Fuente de los Leones 557,
Tecamachalco, Naucalpan, Mexico

Bastille 13
6 Departments
Fuente de los Leones 557
Bastilla 13 Tecamachalco,
Naucalpan, MEX

Viaduct Tower
69 Consulting Rooms
Viaducto Rio de la Piedad 315
Iztacalco, CDMX

Sources 251
Project under development
Av. De las Fuentes 251
Tecamachalco, Naucalpan, MEX





STRATEGIC LOCATION: CONNECTED TO EVERYTHING THAT MATTERS

Our development is located in one of Cancun's most accessible areas, surrounded by services and connected to the city's most important points.

Department stores and supermarkets:

Walmart, City Club, Soriana, and Chedraui within less than 200 meters.

Services and banks:

BBVA branch within walking distance.

Proximity to key locations:

- Cancún International Airport: 15 minutes
- Downtown Cancún: 10 minutes
- Hotel Zone: 20 minutes
- Beaches: 15 minutes

COCO BONGO



PUERTO CANCÚN

HOTEL DISTRICT

DOLPHINS' BEACH



Proximity to key locations:

LOCATIONS



15 MINUTES FROM THE AIRPORT



10 MINUTES FROM DOWNTOWN CANCÚN



20 MINUTES FROM THE HOTEL ZONE



15 MINUTES FROM THE BEACH

Shopping Centers, Schools, in Residential Development Area.

PLAYA DEL CARMEN
50 MIN

RESIDENCIAL SENSE CANCUN

CITY CLUB

BBVA

Soriana

Walmart

CANCUN INTERNATIONAL AIRPORT

DISTRIBUTION

The architecture combines the best of traditional housing with the city's modern style.

The design prioritizes open, functional, and well-lit spaces, thoughtfully planned for comfort and relaxation.



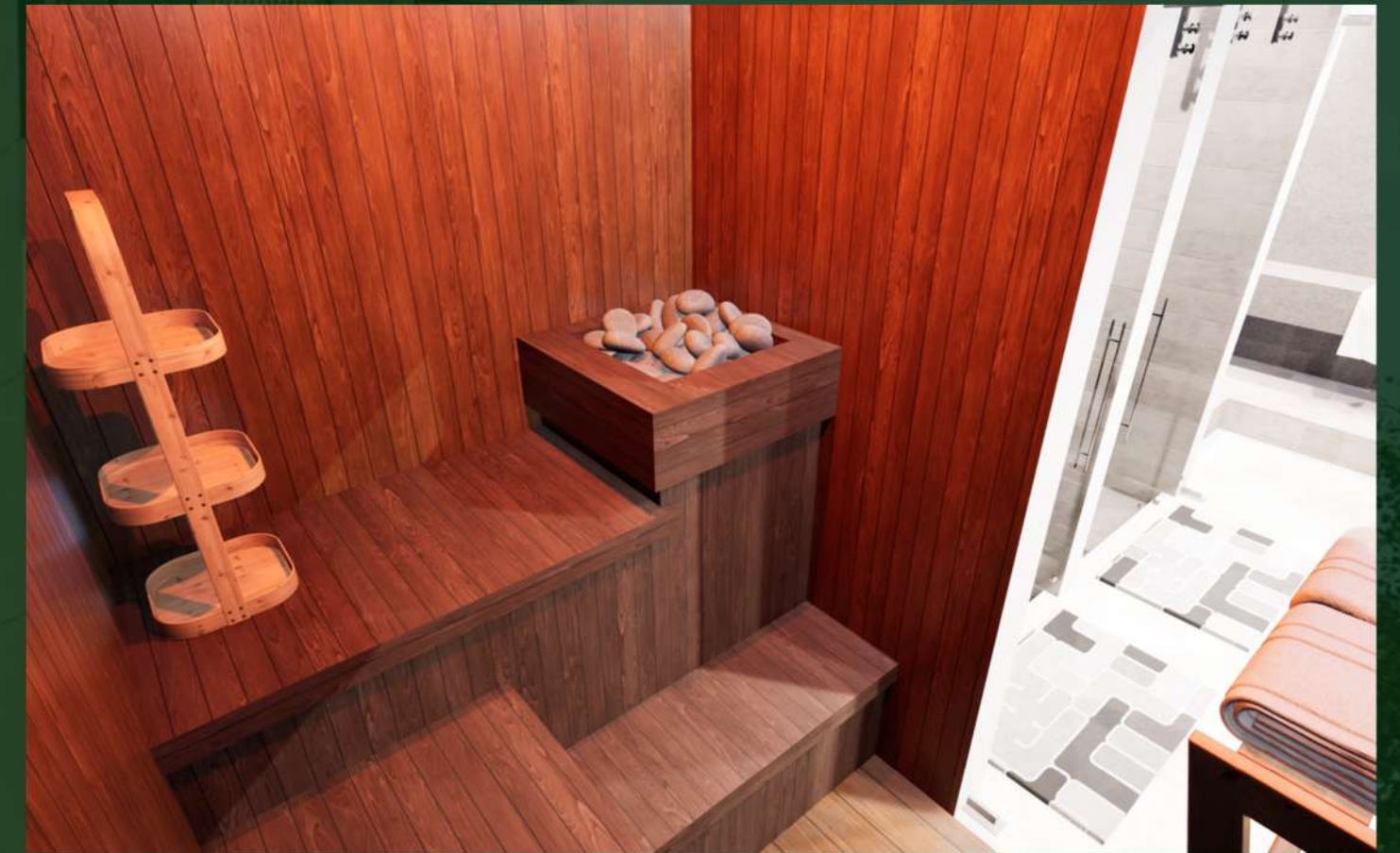
The project is developed on a 1,250 m² lot and consists of 7 levels:

- Ground floor: lobby, reception, and parking
- Levels 2 to 4: 2- and 3-bedroom apartments and suites
- Level 5: apartments with the same functional concept
- Levels 6 and 7: loft-style units with terraces
- Top level: recreational areas and shared amenities

A development designed to provide rest, style, and functionality in every space.

EXCLUSIVE AMENITIES

Designed to offer exclusivity, quality of life, modernity, and privacy. Every area of the development has been designed to enhance the experience of its residents.



EXCLUSIVENESS



QUALITY OF LIFE



MODERNITY AND PRIVACY



POOL AREA



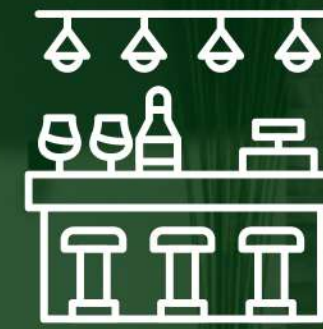
SHOWERS



SUN LOUNGERS



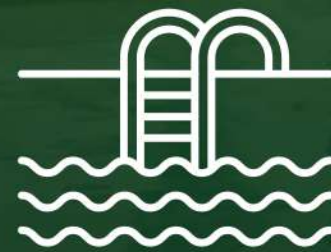
JACUZZI



BAR



OUTDOOR TABLES



SWIMMING FACILITY



SAUNA



BBQ AREAS



SWIMMING POOL





BBQ AREA



TERRACE

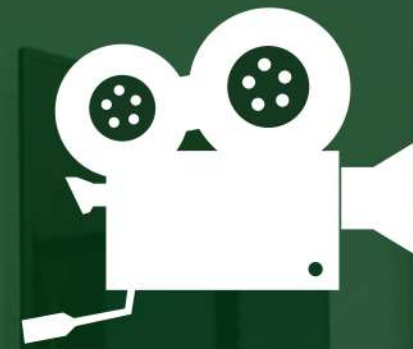
COVERED AREAS



GYM



COWORKING SPACE



MOVIE THEATER



ELEVATOR



CONCIERGE



GAME ROOM

GAME ROOM





COWORKING

SAUNA





MOVIE THEATER



GYM

RESIDENTIAL TYPOLOGIES

Each apartment is designed to offer spaciousness, functionality, and an intelligent layout that responds to modern needs.



AMPLITUDE



FUNCTIONALITY



INTELLIGENT ALLOCATION



A modern kitchen and dining area. The kitchen features a white countertop with a sink, a blue stand mixer, and a knife block. Above the counter are wooden cabinets and a range hood. A white bar counter extends from the kitchen, with a bar stool underneath. The dining area has a white table and four upholstered chairs with dark legs. A large window with blue curtains provides a view of a green landscape. The room is lit with recessed ceiling lights and a modern chandelier.

KITCHEN AND DINING AREA



**LIVING ROOM
AND BALCONY**



MASTER BEDROOM



WHY IS RESIDENCIAL SENSE A SAFE INVESTMENT OPTION?

Residencial Sense is built under a solid financial and legal model, designed to provide certainty, backing, and protection to every investor.



1. Guaranteed construction with no dependency on sales

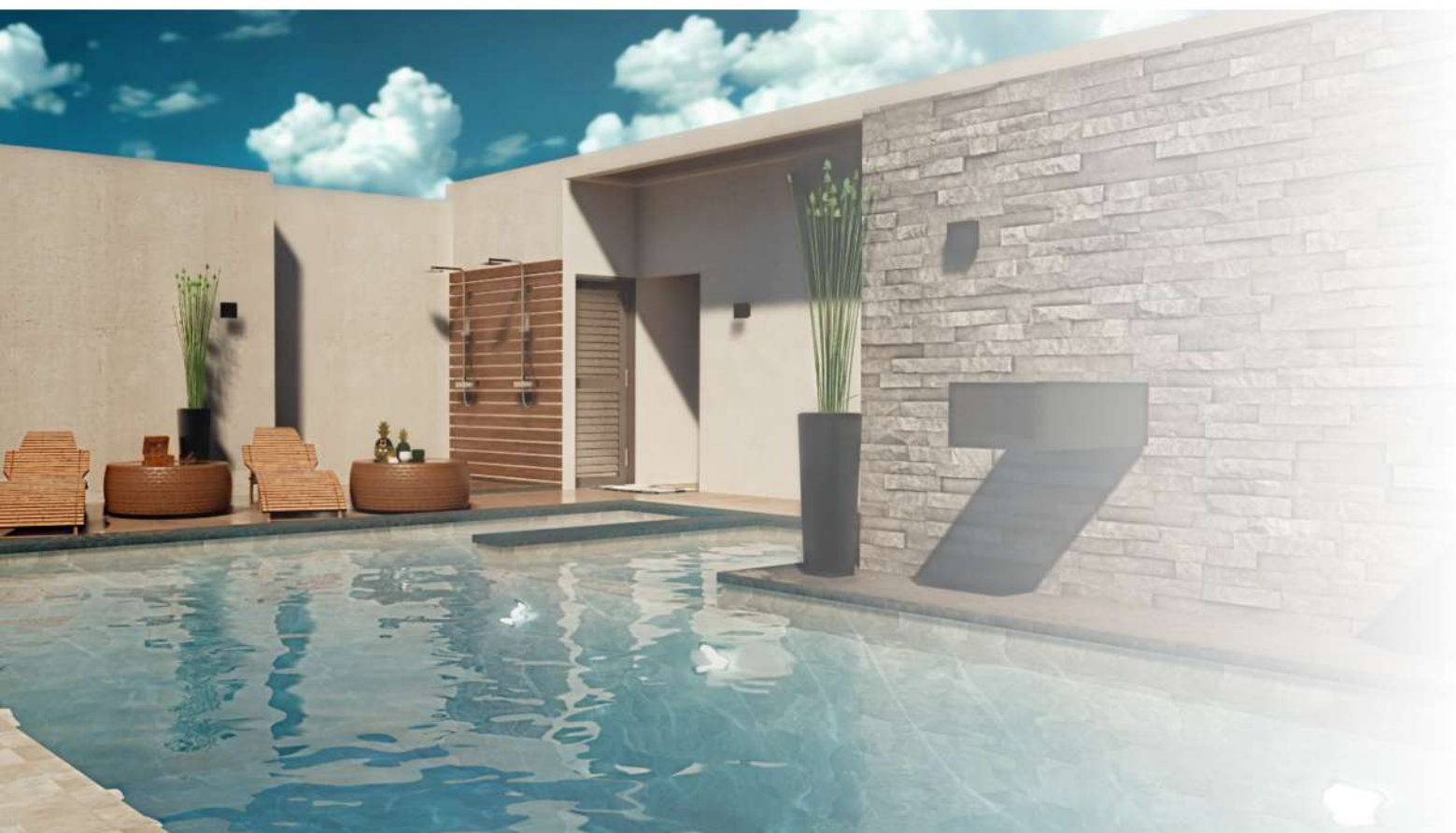
The developer has financed the project without relying on pre-sales, ensuring continuous progress from the start and eliminating the risk associated with lack of capital.

2. Approved bridge loans

The project has active bridge loans that support construction execution, providing financial stability and performance guarantees.

3. Construction progress stands at 75%

With most of the construction already completed, the investor enters a low-risk stage with high delivery certainty.



4. Full commitment to investors

The developer has a proven track record, prioritizing transparency, constant communication, and on-time delivery.

5. Real estate trust (fideicomiso)

The development is backed by a trust that protects investor capital, guarantees ownership, and provides legal security at every stage of the process.

6. Complete licenses and permits

Residencial Sense has all required construction licenses, permits, and authorizations, ensuring full project legality and avoiding regulatory risk.





Short-term deposits without delivery guarantees

Enticing assurances of down payment, yet lacking genuine support to guarantee the project's fulfillment.

Projects that do not begin construction while continuing to sell

A lack of activity on the site is one of the most significant risk indicators and fosters immediate distrust.

Delivery delays

Failure to adhere to delivery timelines generates uncertainty and may impact the investor's anticipated return.

FACTORS THAT GENERATE UNCERTAINTY FOR INVESTORS

There are common risks in real estate projects that can affect investor confidence and decision-making.



Inability to transfer title

In the absence of legal certainty, the investor is unable to formalize ownership, thereby jeopardizing their investment entirely.

Absence of permits and licenses

Projects that do not possess the requisite building permits, land use authorizations, or other necessary approvals pose significant legal and financial risks.

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*WE ARE PREPARED
FOR YOUR ARRIVAL*

NOVEMBER 2026

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